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Additional District Sub-Registrar
Ranigani, Burdwan
11,9FEB 2010

DEED OF SALE

DEED OF SALE :: Mouza-Amrasota, P.S. Raniganj, Sale Value Rs. 2,59,816/-, Assessed Market Value : Rs. 2,59,816/-, Area 2 Cottah 8 Chattak.

THIS DEED OF SALE is made this the 19 h day of February, 2010 (TWO THOUSAND TEN);

Cont....P/2.

SI. No. 461 Date 19/2/2010

Name. Marerellous. Intre Ret Ltd.

Address. Kol. 69

Purchased From Kol. 19/2/2017 Dt. 1/2/ Stamp Vendor ... TSH MUKHERJEE A.D.S.R. office long L. No. 3/76 Jaiue Rs. LORD Signature

PARESH MUNNERJEE STAMP VEMDOR Ranigan



Additional District Sub- Registrat Raniganj, Burdwan

MIGFEB 7010

-:: 2 ::-

SMT. GIRJA PANDEY, Wife of Sri Ram Krishna Pandey, by faith Hindu, Nationality Indian, by Occupation Housewife, resident of Amkula Colliery, Via-Egara, P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Burdwan (W.B) herein-after called the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, successors, executors, assigns, administrators and legal representatives) of the ONE PART;

-:: IN FAVOUR OF ::-

MARVELLOUS INTRA PRIVATE LIMITED, a Private Limited Company registered under Indian Companies Act, 1956 having its Registered Office situated at 20/B, Abdul Hamid Street, 7th Floor, Kolkata-700 069, its PAN: AABCM7274Q, represented by its Director, SRI GOPAL KUMAR AGARWALA, Son of Late Bishwanath Agarwala, by faith Hindu, Citizenship Indian, by Occupation Business, resident of N.S.B. Road, Goenka Park, Raniganj, P.O., P.S. & A.D.S.R. Office Raniganj, Sub-division Asansol, District Burdwan (W.B) herein-after called the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the OTHER PART;

WHEREAS the properties described in the Schedule below and herein-after referred to as the said property is owned and possessed by the Vendor who is the absolute owner of the same.

AND WHEREAS the Vendor purchased the Schedule mentioned property from Smt. Rita Roy, Wife of Sri Aditya Kumar Roy of Raniganj, by a Regd. Deed of Sale being No. 2497 for the year 2004 of A.D.S.R. Office Raniganj for a valuable consideration.

AND WHEREAS accordingly the Vendor is now absolutely seized and possessed of and is otherwise well and sufficiently entitled to the aforesaid lands, properties, hereditaments and appurtenances with all easement rights, attached thereto morefully described and mentioned in Schedule below having had acquired the same in the manner aforesaid and in exclusive possession.



Additional District Sub- Registrar Raniganj, Burdwan

119 FEB 2010



AND WHEREAS the Vendor abovenamed is in urgent need of money to defray her family expenses as also to meet other lawful necessities has decided and announced to sell her land, which is more clearly mentioned in Schedule below and delineated in the Plan annexed hereto, free from all encumbrances at the price of Rs. 2,59,816/- (Rupees Two Lac fifty nine thousand eight hundred sixteen) only verifying the said price to be the best, fair, reasonable, and highest in the present market rate.

AND WHEREAS the Purchaser accepted the said offer announced by the Vendor and has agreed to pay the said sum of Rs. 2,59,816/- (Rupees Two Lac fifty nine thousand eight hundred sixteen) only unto the Vendor for purchasing the Schedule mentioned property.

NOW THIS DEED WITNESSETH: That in consideration of the payment of the sum of Rs. 2,59,816/- (Rupees Two Lac fifty nine thousand eight hundred sixteen) only made by the Purchaser in Cash to the Vendor, the whole of the aforesaid consideration money as the sale price of the land (the receipt whereof the said Vendor do hereby admit and acknowledges) and the Vendor in her personal capacity do hereby convey, grant, transfer, and absolutely assign her land to the Purchaser free from all encumbrances, charges, claims and demands what-so-ever. ALL THAT vacant land more specifically mentioned in Schedule below and delineated in the Plan annexed hereto.

AND ALL the estate, right, title, interest, claim and demand what-so-ever together with all yards, courses, areas, sewers, drains, water-ways, paths, passages, lights, liberties, privileges, easements of the Vendor in or to the property hereby conveyed and every part thereto **TO HOLD** the same unto and to the use of the Purchaser and its representatives absolutely.

AND the Vendor and all persons claiming through or under her do hereby further agree with the Purchaser at all times, hereafter and upon any reasonable request and at the costs of the Purchaser to do and execute all such lawful acts, deeds and things what-co-ever for further and more perfectly conveying and assuring the said property and every part thereof to the Purchaser and its representatives and placing it in possession of the same according to the true intent meaning of this deed.



AND the Vendor do hereby also agree to save harmless and keep indemnified the Purchaser against all losses, damages, costs, and expenses which the Purchaser may be sustained by reason of any claim being made by anybody whom-so-ever to the said property or in respect of any arrears of taxes or cesses due thereof.

AND the Vendor do hereby further agree with the Purchaser and declare that she has not done or been party to any act, whereby the Vendor is prevented from conveying or assigning the said property.

AND the Vendor do hereby further agree with the Purchaser and declare that the Purchaser shall be entitled from this day to enjoy the Schedule mentioned property hereby conveyed as an absolute owner as its own chattel in any manner as the Purchaser may like or find necessary from generation to generation without any disturbance of the Vendor or heirs, executors and legal representatives, and have every right to sell, alienate, lease, gift, mortgage etc. to any person or authority.

AND the Vendor do hereby give her consent and approval for recording of name of the Purchaser in the Landlord's Sherista and in the Municipality and shall help the Purchaser in such recording of and mutation of its name in such place or places and the Purchaser henceforth shall pay all rents and taxes to the Municipality and to the Govt. Revenue Department.

SCHEDULE

In the Dist. of Burdwan, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza Amrasota, J.L. No. 18, Ward No. 21 (under Raniganj Municipality), all that piece of parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to R.S. Khatian No. 168 (One hundred sixty eight) bearing R.S. Plot No. 1290 (One thousand two hundred ninety) corresponding to L.R. Plot No. 3025 (Three thousand twenty five), Class of land Danga at present fit for Bastu, measuring an Area 2 (Two) Cottah 08 (Eight) Chattak of Vacant land hereby sold, which is shown and delineated by Red Border Line in the Plan annexed hereto, which do form a Part of this deed. Rayat Dakhali Swatiya.

The Proportionate annual ground rent is payable to the Govt. of West Bengal through the B.L. & L.R.O., Raniganj, Dist. Burdwan.

IN WITNESSES WHEREOF the Vendor hereof has execute and signed these presents on the day, month and year written at the outset.

This Deed Writing completed in 5 Pages and in Page No.1(A), Ten Fingers Print given by the Parties, being the part of this Deed.

WITNESSES:
1 Shyom Queta

1 No Late Micher Dute

Rangen 1

Rengen 1

(SIGNATURE OF THE VENDOR).

Son af Ram dayal landey

Amkula calliny

P.O. Eagora Bra. Ranigunjam. Burdwan

Drafted and prepared by me and explained to the executant by me :-

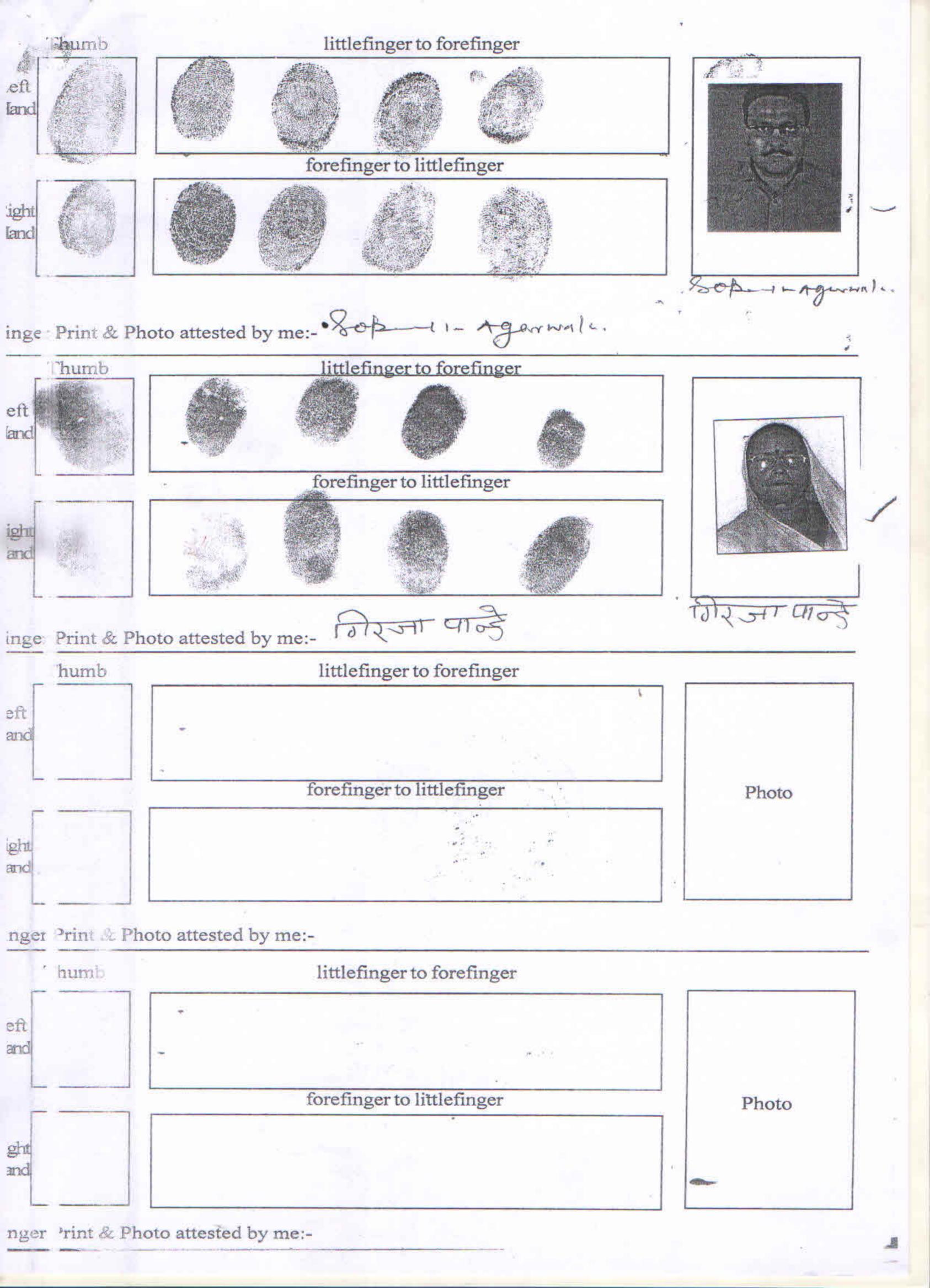
Molay kuman Man

(MALAY KR. MAJI)
Deed Writer,
Licence No. Rani-20,
Raniganj A.D.S.R. Office.

Typed & Printed by me :-

Typist.

C.R. Road, RANIGANJ.



PARTPLAN SHOWING IN MOUZA AMRASOTA J.L NO:-18 R.S PLOT NO:- 1290(P)P.S:-RANIGANJ DIST:- BURDWAN.

MEASURING AREA 2K 8 CH PURCHASED BY MARVELLOUS INTRA(P)

LTD. SHOWN THUS

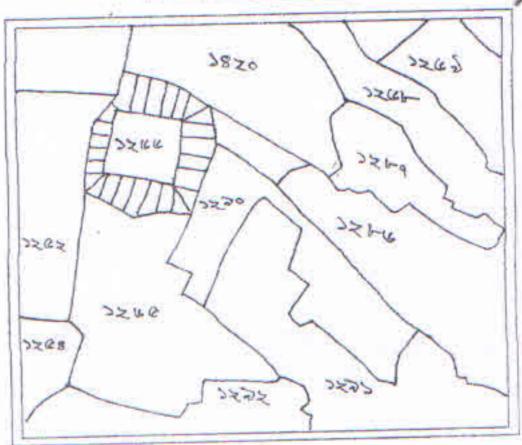
REPRESENTED BY :-

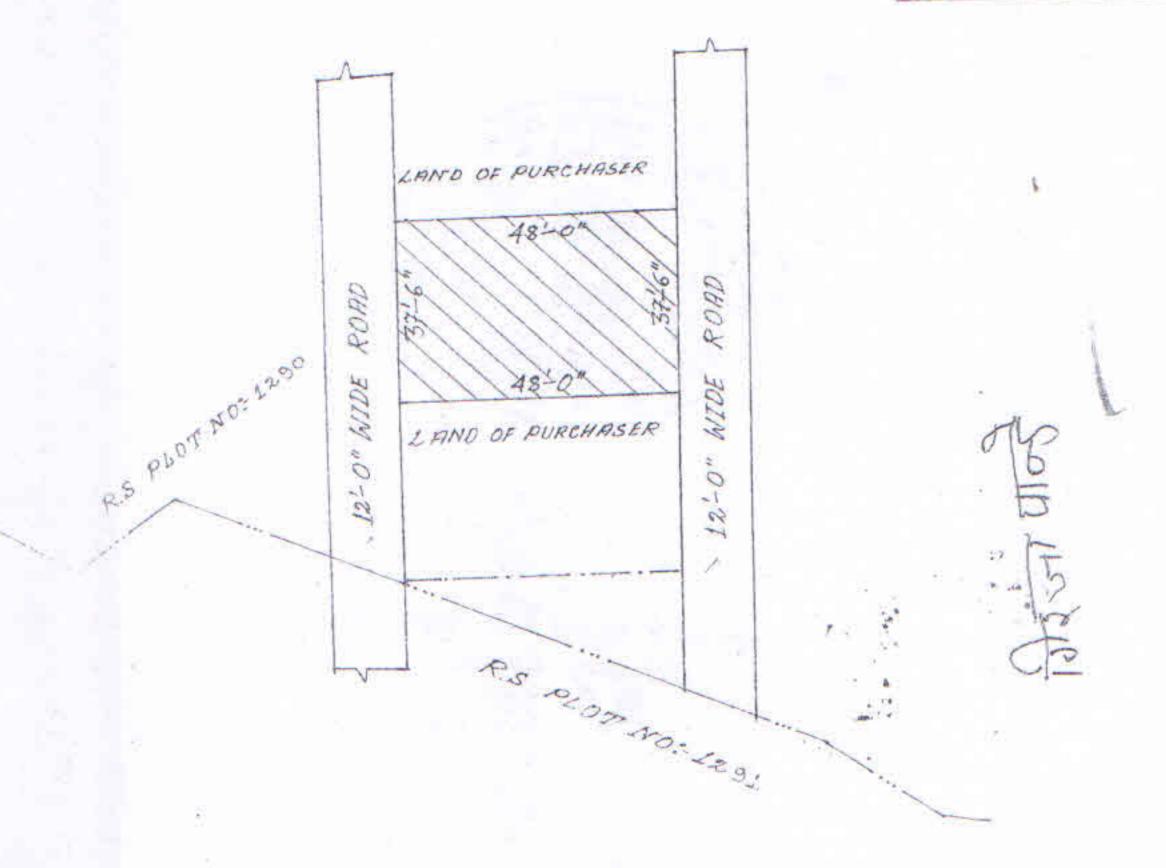
SOPAL KUMAR AGARWAL(DIRECTOR)

C/B/ABDUL HAMID STREET 7 TH FLOOR

KOLKOTA 69

MOUZA MAP





TRACED BY

SURVEYOR

Government of West Bengal Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue Office of the A. D. S. R. RANIGANJ, District-Burdwan

Signature / LTI Sheet of Serial No. 00668 / 2010, Deed No. (Book - I , 00672/2010)

Signature of the Presentant

Name of the Presentant	Signature with date		
Girja P andey			
	Tal 25 1 4100		

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
į	Address -Amkula Colliery, Via- Egara, Raniganj, Dist- Lurdwan	Self		LTI	िर्जा पार्ड

19/02/2010

19/02/2010

Name of Identifier of above Person(s)

S i am Dutta

P - Raniganj, Raniganj, Dist- Burdwan

Signature of Identifier with Date

Slym Outla



19/02/2010

(Sadhan Sarkar) ADDITIONAL DISTRICT SUB-REGISTRAR Office of the A. D. S. R. RANIGANJ

Additional District Sub-Registrar Ranigani, Burdwan

age 1 of 1

Government Of West Bengal Office Of the A. D. S. R. RANIGANJ

District:-Burdwan

Endorsement For Deed Number: I - 00672 of 2010-

(Serial No. 00668 of 2010)

On 19/02/2010

Certificate of Admissibility(Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 23 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Fayment of Fees:

Fee Paid in rupees under article: A(1) = 2849/- on 19/02/2010

Cartificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-259816/-

Certified that the required stamp duty of this document is Rs.- 15589 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Defict stamp duty Rs. 14600/- is paid, by the draft number 219351, Draft Date 16/02/2010, Bank Name STATE BANK OF INDIA, Raniganj, received on 19/02/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 12.31 hrs on :19/02/2010, at the Office of the A. D. S. R. RANIGANJ by Girja Pandey, Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 19/02/2010 by

Girja andey, wife of Ram Krishna Pandey, Amkula Colliery, Via- Egara, Raniganj, Dist- Burdwan, Thama Raniganj, By Caste Hindu, By Profession: House wife

Identified By Shyam Dutta, son of Late Mihir Dutta, Raniganj, Dist- Burdwan , Thana: Raniganj, By Caste Hindu, By Profession: Others.

(Sadhan Sarkar)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Sadhan Sarkar)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 1 of 1

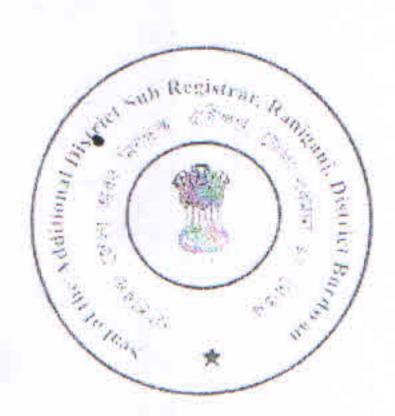
Additional District Sub- Registral Raniganj, Burdwan

119FEB 2010

19/02/2010 15:31:00

Certificate of Registration under section 60 and Rule 69.

Fegistered in Book - I (D Volume number 2 Fage from 3519 to 3529 being No 00672 for the year 2010.





(Sadhan Sarkar) 19-February-2010
ADITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RANIGANJ
Wast Bengal
Additional District Sub-Registral
Raniganj, Burdwan

M9FEB 2010